

Tract G CLAREMONT RANCH FILING NO. 7, County of El Paso, State of Colorado.

Containing a total calculated area of 423,838 square feet (9.73 acres) of land, more or less.

# VILLAS AT CLAREMONT RANCH

A REPLAT OF TRACTS A, AND G OF "CLAREMONT RANCH FILING NO. 7",  
BEING A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST (SW 1/4) OF SECTION 4,  
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

**KNOW ALL BY THESE PRESENTS:**

THAT CHEROKEE METROPOLITAN DISTRICT (PARCEL A), AND PHI REAL ESTATE SERVICES, LLC, A COLORADO LIMITED LIABILITY COMPANY, (PARCEL B), BEING ALL THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS;

**LEGAL DESCRIPTION:**

PARCEL A  
TRACT A, "CLAREMONT RANCH FILING NO. 7" AS RECORDED UNDER RECEPTION NO. 205071100 IN THE EL PASO COUNTY RECORDS.

PARCEL B  
TRACT G, "CLAREMONT RANCH FILING NO. 7" AS RECORDED UNDER RECEPTION NO. 205071100 IN THE EL PASO COUNTY RECORDS.

**DEDICATION:**

THE ABOVE OWNERS HAVE CAUSED SAID PARCELS, TO BE RE-PLATTED INTO LOTS, TRACTS, AND EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED HEREBY GRANT ALL EASEMENTS FOR PUBLIC USE TO EL PASO COUNTY, COLORADO. THE AREA RE-PLATTED HEREIN SHALL BE KNOWN AS "VILLAS AT CLAREMONT RANCH", EL PASO COUNTY, COLORADO.

THE AFOREMENTIONED, CHEROKEE METROPOLITAN DISTRICT HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
AMY LATHEN, GENERAL MANAGER, \_\_\_\_\_ DATE

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. BY AMY LATHEN, GENERAL MANAGER OF CHEROKEE METROPOLITAN DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

THE AFOREMENTIONED, PHI REAL ESTATE SERVICES LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
PAUL BROUSSARD, DIRECTOR OF OPERATIONS, \_\_\_\_\_ DATE  
PHI REAL ESTATE SERVICES, LLC,  
A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. BY PAUL BROUSSARD, AS DIRECTOR OF OPERATIONS, PHI REAL ESTATE SERVICES, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

**EASEMENTS:**

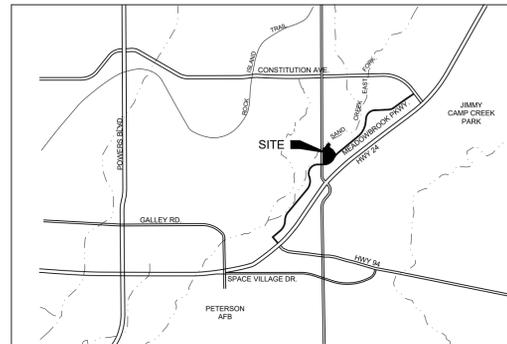
FORMER TRACT A, "CLAREMONT RANCH FILING NO. 7" IS DEDICATED AS A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IN ITS ENTIRETY. ADDITIONAL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE AS SHOWN ON SHEET 5 OF 5.

**TRACTS:**

TRACT A IS FOR PRIVATE STREETS, PUBLIC UTILITY AND DRAINAGE EASEMENTS. TRACT A IS TO BE OWNED AND MAINTAINED BY THE VILLAS AT CLAREMONT RANCH HOME OWNERS ASSOCIATION.

TRACTS B, C, AND D ARE FOR OPEN SPACE, EASEMENTS AS SHOWN, AND COMMON AREAS. TRACTS B, C, AND D ARE TO BE OWNED AND MAINTAINED BY THE VILLAS AT CLAREMONT RANCH HOME OWNERS ASSOCIATION.

TRACT E IS FOR OPEN SPACE AND EASEMENTS AS SHOWN. TRACT E IS TO BE OWNED AND MAINTAINED BY THE VILLAS AT CLAREMONT RANCH HOME OWNERS ASSOCIATION.



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES:**

1. THIS PLAT WAS PREPARED BASED ON A FIELD SURVEY OF THE PROPERTY SHOWN HEREON BY M&S CIVIL CONSULTANTS, INC. ON SEPTEMBER 29, 2017. THE BASIS OF BEARINGS IS THE EASTERLY LINE OF TRACT I, "CLAREMONT RANCH FILING NO. 7" AS RECORDED UNDER RECEPTION NO. 2005071100 IN THE EL PASO COUNTY, COLORADO RECORDS. SAID LINE WAS FOUND TO BE MONUMENTED AS SHOWN HEREON AND IS ASSUMED TO BEAR N00°07'48"E, 814.58 FEET. THE UNIT OF MEASUREMENT FOR ALL DISTANCES IS THE U.S. SURVEY FOOT.

2. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR THE AREA SHOWN BY THIS PLAT HAS BEEN REVIEWED. A SMALL AREA IN THE NORTHWEST CORNER LIES WITHIN ZONE AE (FLOODWAY) AS SHOWN HEREON. THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X (AREA SUBJECT TO MINIMAL FLOOD RISK)

3. A TITLE REPORT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, NUMBER H0670271-071-APL-SSC DATED JULY 30, 2022 AT 8:00 A.M. HAS BEEN EXAMINED. THE FOLLOWING EXCEPTIONS AS THEY RELATE TO THE PROPERTY BEING REPLATTED HEREON, AS NUMBERED THEREIN, ARE HEREBY NOTED.

1-7. NOT SURVEY RELATED, NOTHING TO SHOW

8. THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT OR REMOVE HIS ORE SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES THEREBY GRANTED AS RESERVED IN UNITED STATES PATENT RECORDED NOVEMBER 16, 1886 IN BOOK 72 AT PAGE 90; AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN. (NOTHING TO SHOW)

9. ANY ASSESSMENT OR LIEN OF CHEROKEE METROPOLITAN DISTRICT, AS DISCLOSED BY THE INSTRUMENT RECORDED AUGUST 11, 1986 IN BOOK 5216 AT PAGE 353 AND RECORDED MAY 27, 1992 IN BOOK 5983 AT PAGE 83. (NOT SURVEY RELATED, NOTHING TO SHOW)

10. ANY ASSESSMENT OR LIEN OF CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT, AS DISCLOSED BY THE INSTRUMENT RECORDED OCTOBER 3, 2002 AT RECEPTION NO. 202169647 AND RECORDED DECEMBER 12, 2002 AT RECEPTION NO. 202221165. (NOT SURVEY RELATED, NOTHING TO SHOW)

11. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 03-127 OF THE BOARD OF COUNTY COMMISSIONERS, EL PASO COUNTY RECORDED MAY 8, 2003 AT RECEPTION NO. 203099698. (NOT SURVEY RELATED, NOTHING TO SHOW)

12. AN AVIGATION AND HAZARD EASEMENT GRANTED TO THE CITY OF COLORADO SPRINGS, BY THE INSTRUMENT RECORDED NOVEMBER 18, 2004 AT RECEPTION NO. 204190786 AND RECORDED NOVEMBER 18, 2004 AT RECEPTION NO. 204190787, UPON THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT, OVER SUBJECT PROPERTY. (AFFECTS ENTIRE SITE, NOTHING TO SHOW)

13. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE CLAREMONT RANCH FILING NO. 7 DEVELOPMENT PLAN RECORDED JANUARY 18, 2005 AT RECEPTION NO. 205007124. (AFFECTS ENTIRE SITE, NOTHING TO SHOW)

14. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED MAY 17, 2005 AT RECEPTION NO. 205071099. (NOT SURVEY RELATED, NOTHING TO SHOW)

15. TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SUBDIVISION SET FORTH BELOW:  
RECORDING DATE: MAY 17, 2005  
RECORDING NO: 205071100 (AS SHOWN)

16. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 04-496 AS SET FORTH BELOW:  
RECORDING DATE: JANUARY 31, 2005  
RECORDING NO.: 205015064 (NOT SURVEY RELATED, NOTHING TO SHOW)

**GENERAL NOTES: (CONT.)**

17. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF ENTRY AS SET FORTH BELOW:  
RECORDING DATE: OCTOBER 14, 2008  
RECORDING NO.: 208112358 (NOT SURVEY RELATED, NOTHING TO SHOW)

18. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE AMENDMENT TO RIGHT OF ENTRY AS SET FORTH BELOW:  
RECORDING DATE: MARCH 22, 2010  
RECORDING NO.: 210025995. (NOT SURVEY RELATED, NOTHING TO SHOW)

19. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF ENTRY EASEMENT AS SET FORTH BELOW:  
RECORDING DATE: NOVEMBER 9, 2010  
RECORDING NO.: 210113781 (NOT SURVEY RELATED, NOTHING TO SHOW)

20. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE PERMANENT EASEMENT AGREEMENT AS SET FORTH BELOW:  
RECORDING DATE: DECEMBER 3, 2010  
RECORDING NO.: 210123365 (AS SHOWN)

21. SOUTHERN DELIVERY SYSTEM LAND SURVEY DIAGRAM PHASE 2A RECORDED FEBRUARY 27, 2013 AT RECEPTION NO. 213025835. (NOTHING TO SHOW)

22. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AMENDED AND RESTATED RESOLUTION OF THE BOARD OF DIRECTORS OF THE CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT CONCERNING THE IMPOSITION OF CAPITAL FACILITIES FEE AS SET FORTH BELOW:  
RECORDING DATE: NOVEMBER 14, 2017  
RECORDING NO.: 217138355 (NOT SURVEY RELATED, NOTHING TO SHOW)

4. THE PROPERTY IS THE SUBJECT OF A SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED UNDER RECEPTION NO. 205071099 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

5. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT SUBJECT TO THE DISTRICTS RULES REGULATIONS AND SPECIFICATIONS. (BOOK 5893, PAGE 83)

6. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.

7. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

8. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY, COLORADO DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

9. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH POTENTIALITY AND RAMIFICATIONS THEREOF. (REC. NOS. 97151716 AND 98009638)

10. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AVIGATION EASEMENTS AS RECORDED UNDER RECEPTION NO. 204190786 AND RECEPTION NO. 204190787 IN THE RECORDS OF EL PASO COUNTY, COLORADO, AS SUCH:

A. NO MAN-MADE OR NON MAN-MADE OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.

B. ALL EXTERIOR LIGHTING PLANS ARE TO BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.

C. NO ELECTROMAGNETIC, LIGHT, OR ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIGATION, COMMUNICATIONS OR NAVIGATIONAL AIDS ARE ALLOWED.

D. IF A CRANE IS TO BE USED DURING THE CONSTRUCTION PERIOD, AN FAA FORM 7460-1 WILL NEED TO BE FILED THROUGH THE AIRPORT OPERATIONS OFFICE AND APPROVED BY THE FEDERAL AVIATION ADMINISTRATION BEFORE ANY BUILDING PERMIT IS ISSUED BY THE COUNTY. NORMAL TIME REQUIRED FOR APPROVAL IS 30 - 60 WORKING DAYS.

**GENERAL NOTES: (CONT.)**

11. THE APPROVAL OF THIS PLAT VACATES ALL PRIOR PLATS FOR THE AREA PLATTED AS SHOWN HEREON.

12. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO MEADOWBROOK PARKWAY FROM ANY LOT PLATTED HEREIN. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO MARKSHEFFEL ROAD FROM ANY LOT PLATTED HEREIN.

13. THE FOLLOWING REPORTS HAVE BEEN FILED AT THE COUNTY PLANNING DEPARTMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT EROSION CONTROL REPORT. (FILE SP-04-007).

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE:**

THIS THIS PLAT FOR "VILLAS AT CLAREMONT RANCH" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

EL PASO COUNTY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER:**

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D., AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: \_\_\_\_\_ CHUCK BROERMAN, RECORDER

SURCHARGE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY

**SURVEYORS CERTIFICATE**

I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 ; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

VERNON P. TAYLOR  
COLORADO PLS NO. 25966, FOR AND  
ON BEHALF OF M&S CIVIL CONSULTANTS, INC

**NOTICE:**  
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**FEES:**

DRAINAGE FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
SCHOOL FEE: \_\_\_\_\_  
REGIONAL PARK FEE: \_\_\_\_\_  
COMMUNITY PARK FEE: \_\_\_\_\_  
NEIGHBORHOOD PARK FEE: \_\_\_\_\_

**SUMMARY:**

|               |              |         |
|---------------|--------------|---------|
| 83 LOTS       | 2.507 ACRES  | 24.65%  |
| 5 TRACTS      | 7.577 ACRES  | 74.51%  |
| RIGHTS-OF-WAY | 0.085 ACRES  | 0.84%   |
| TOTAL         | 10.169 ACRES | 100.00% |

FINAL PLAT  
VILLAS AT CLAREMONT RANCH  
JOB NO. 08-034  
DATE PREPARED: 09/15/2017  
DATE REVISED: 02/18/2020  
DATE REVISED: 07/29/2022



212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

FILE NO.: \_\_\_\_\_

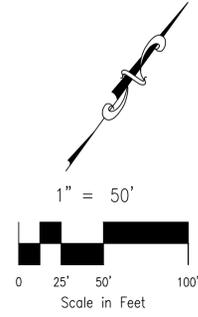
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AS PLATTED

- FOUND PROPERTY CORNER AS NOTED
- SET NO. 5 REBAR AND ORANGE CAP COLO. PLS 25966



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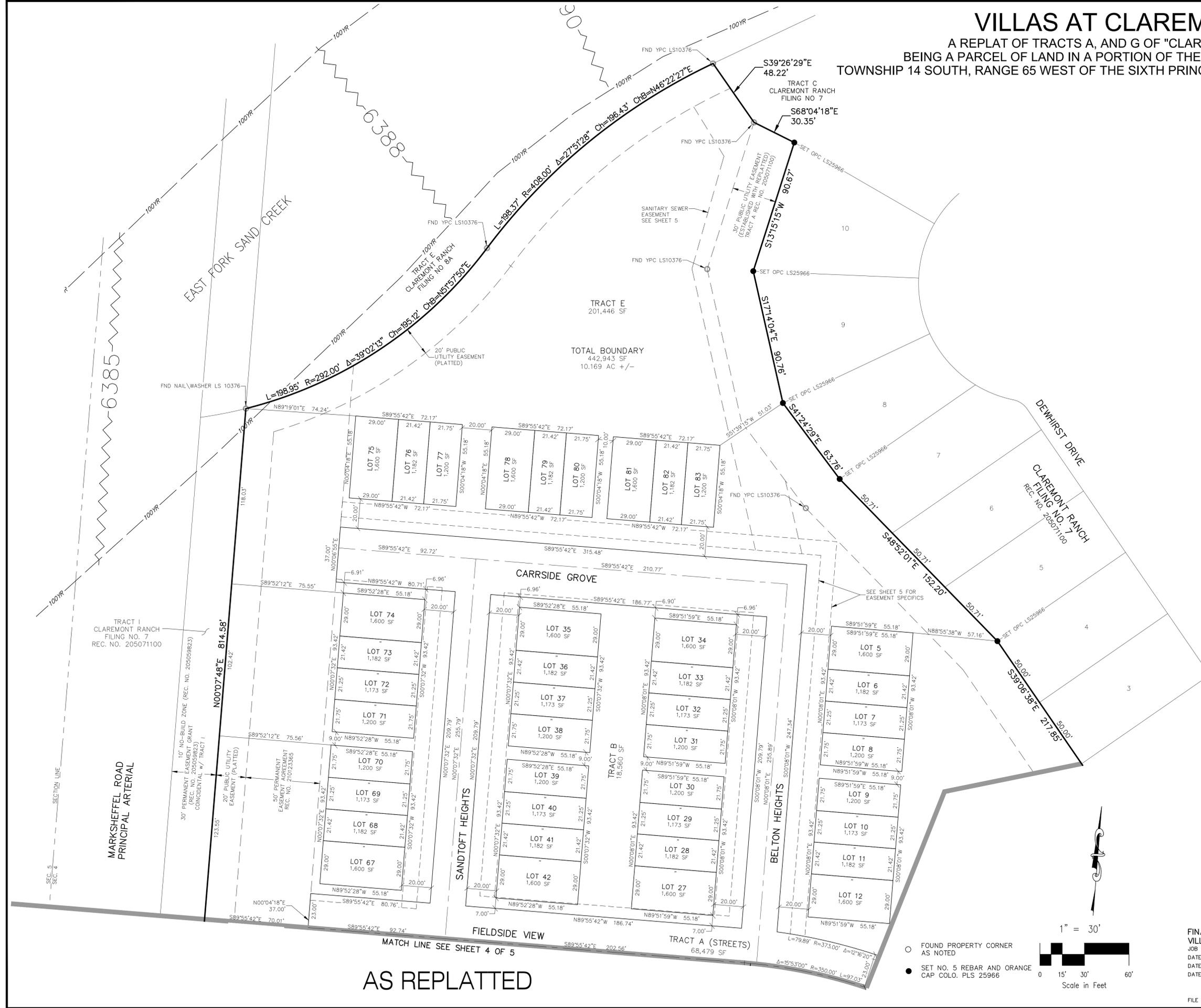
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SHEET 2 OF 5

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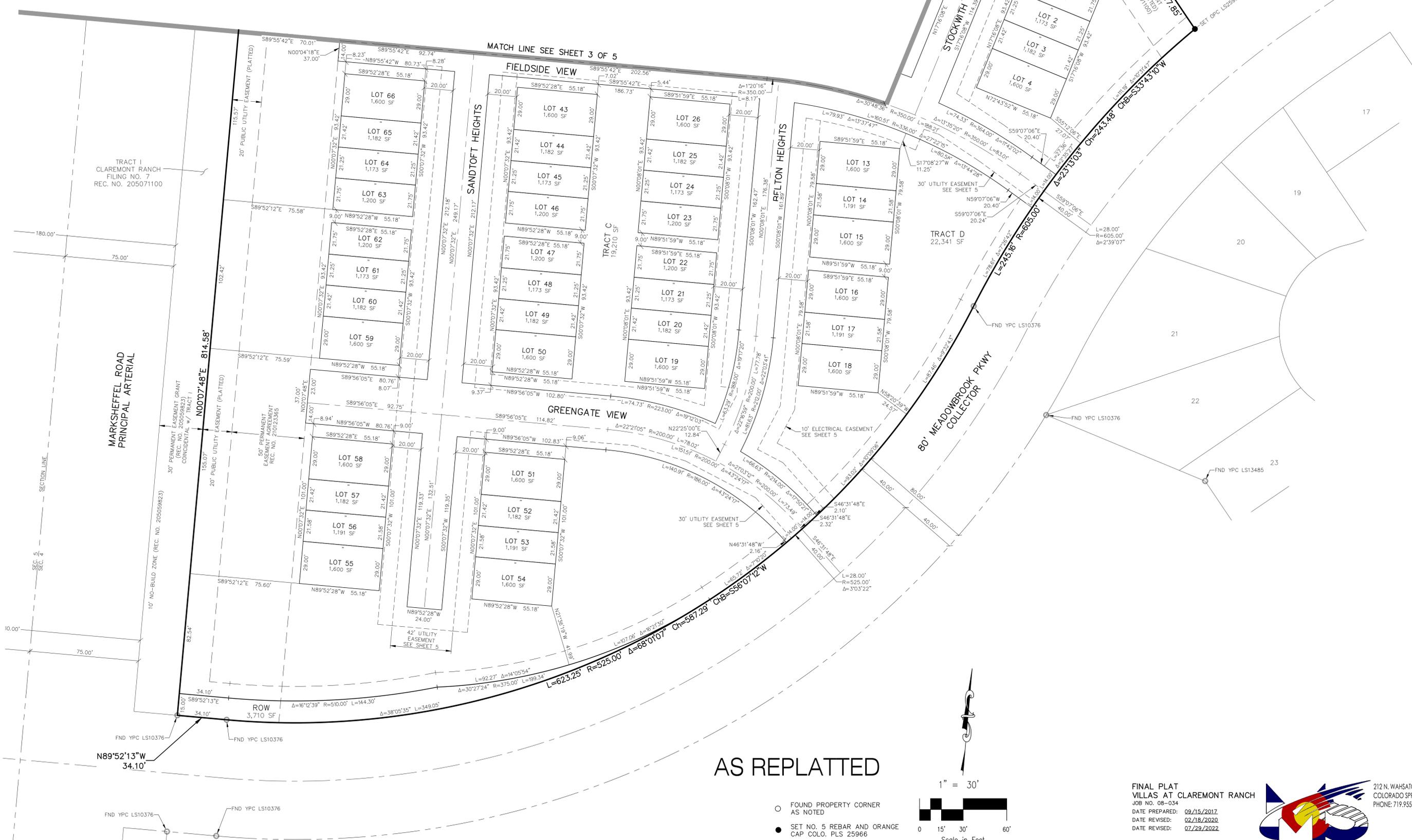
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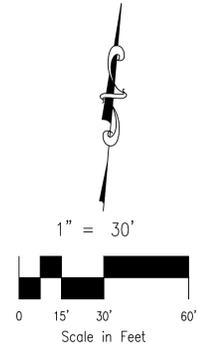
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AS REPLATTED

- FOUND PROPERTY CORNER AS NOTED
- SET NO. 5 REBAR AND ORANGE CAP COLO. PLS 25966



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SHEET 4 OF 5

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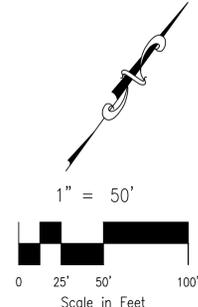
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## EASEMENT EXHIBIT

- FOUND PROPERTY CORNER AS NOTED
- SET NO. 5 REBAR AND ORANGE CAP COLO. PLS 25966



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